

MEMORANDUM

December 18, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

---

Hearing: 12/23/75                      Petition No. Z-3489  
   Amfood Industries, Inc.  
   U-Hall Co. of Boston, Inc.  
   1420-1424 Dorchester Avenue,  
   Dorchester  
   Near Adams Street

One-story masonry structure - general business (B-1) district.

Purpose: to change occupancy from drive-in restaurant to truck and trailer rental, sale of accessory items and installation, and parking of rental trucks, trailers, and equipment.

Violations:

Section 8-6. A change in a conditional use requires Board of Appeal Approval.

Vacated site is appropriate for automotive use. Proposal also includes installation of underground storage tanks for the retail sale of gasoline to those who rent trucks and trailers. Little City Hall and abutter have no objection. Recommend Approval with design review proviso.

VOTED: In reference to Petition No. Z-3489, brought by Amfood Industries, Inc., U-Haul Co. of Boston, Inc., 1420-1424 Dorchester Avenue, Dorchester, for a conditional use for a change of occupancy from drive-in restaurant to truck and trailer rental, sale of accessory items and installation, and parking of rental trucks, trailers, and equipment in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Plans should include: landscaping (evergreens, street trees) for Dorchester Avenue frontage; relocation of gas pump from front of structure approximately ten feet to side of structure. Little City Hall and abutter have no objection to proposed use.



Z-3489

1420-1424 DORCHESTER AVE.  
(DOR.)





## Board of Appeal Referrals 12/18/75

Hearing: 1/13/76

Petition No. Z-3490  
Harris Gilbert  
16-18 Clapp Street, Dorchester  
Near Boston Street

Contractor's yard - manufacturing (M-1) district.

Purpose: to erect 12-foot-high corrugated steel fence.

Violation:

Section 18-1. A 12-foot fence is not allowed  
within front yard.

Proposed fence would tend to prevent further vandalism of property. Staff recommends that a material other than corrugated steel be used. Scored-stained plywood or wood planking would be appropriate. Recommend Approval.

VOTED: In reference to Petition No. Z-3490, brought by Harris Gilbert, 16-18 Clapp Street, Dorchester, for a variance to erect a 12-foot-high fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. However, a material other than corrugated steel should be used. Scored-stained plywood or wood planking would be appropriate.

Z-3490  
16-18 CLAPP ST  
(DOR.)





Board of Appeal Referrals 12/18/75

Hearing: 12/23/75

Petition No. Z-3491  
Elias Aboujaoude  
253 Shawmut Avenue, Boston  
at Milford Street

Three-story masonry structure - apartment (H-3) district.

Purpose: to change occupancy from two apartments and three stores to two apartments and restaurant.

Violations:

Section 8-7. A restaurant is forbidden in an H-3 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Further extension of a nonconforming commercial use in this residential neighborhood is unwarranted. Neighborhood association has indicated unanimous opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3491, brought by Elias Aboujaoude, 253 Shawmut Avenue, Boston, in the South End Urban Renewal Area, for a forbidden use and a change in a nonconforming use for a change of occupancy from two apartments and three stores to two apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Further extension of a nonconforming commercial use in this residential neighborhood is unwarranted. Neighborhood association has indicated unanimous opposition.





Z-3491  
253 SHAWMUT AVE.  
(B.P.)



## Board of Appeal Referrals 12/18/75

Hearing: 12/23/75

Petition No. Z-3492  
Milton Savings Bank  
453 Cummins Highway, Roslindale  
near American Legion Highway

Approximately 3½ acres of land - local business (L-.5) district.

Purpose: to erect a one-story commercial structure.

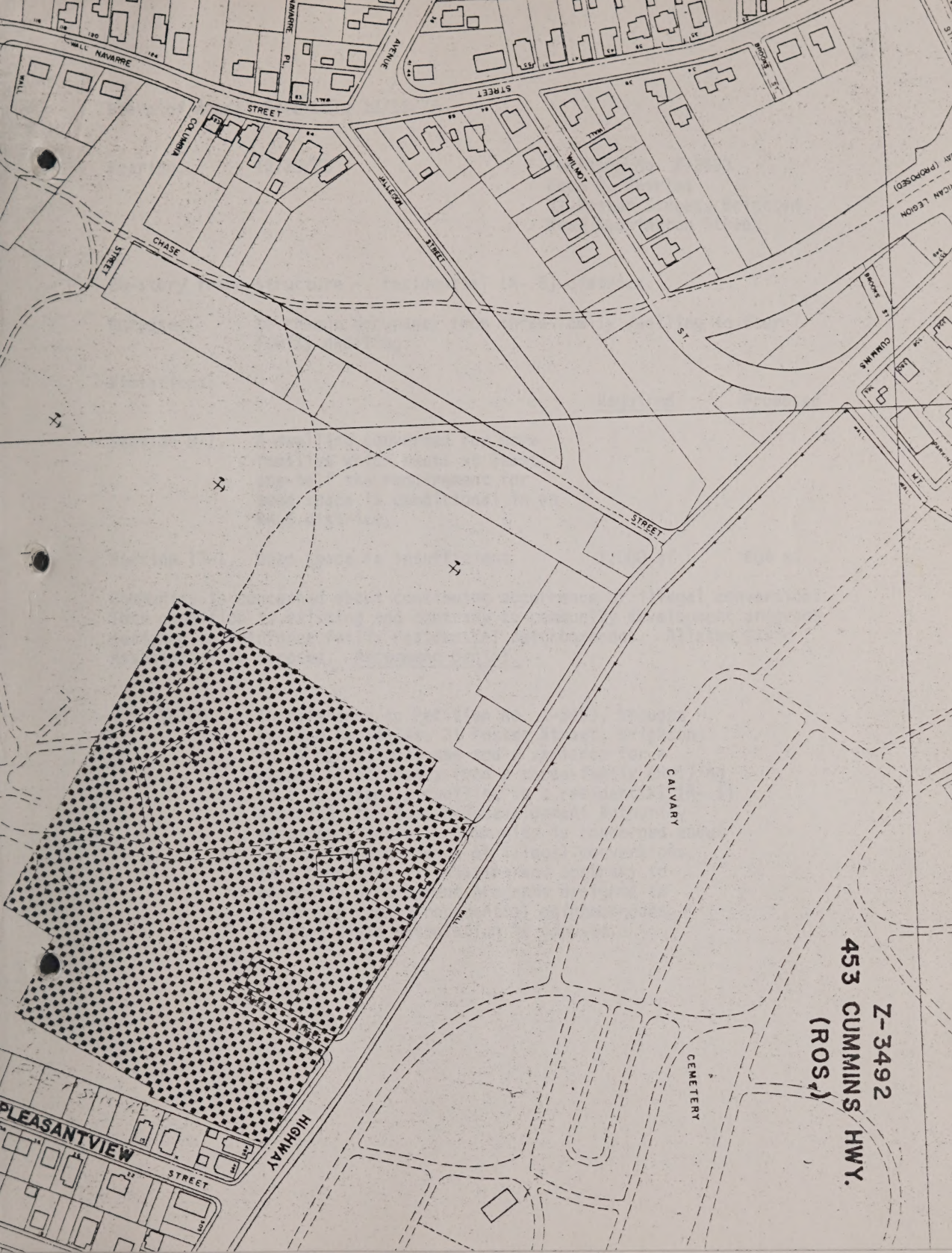
Violation:

Section 8-7. A department store is conditional in an L-.5 district.

Community is strongly opposed to a major discount store and another supermarket at this location. Staff recommends denial without prejudice to allow petitioner to provide additional assurances on: market feasibility; improved overall site and landscaping plans; approval by PIC on installation of traffic lights and curb cuts; adequate water pressure; satisfactory environmental impact statement. Recommend denial without prejudice.

VOTED: In reference to Petition No. Z-3492, brought by Milton Savings Bank, 453 Cummins Highway, Roslindale, for a conditional use to erect a one-story commercial structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial, ~~without prejudice. Community is strongly opposed to a major discount store and additional supermarket at this location. For further consideration, petitioner should provide additional assurances on: market feasibility; improved overall site and landscaping plans; PIC approval of installation of traffic lights and curb cuts; adequate water pressure; satisfactory environmental impact statement.~~





Z-3492  
453 CUMMINS HWY.  
(ROS.)



Board of Appeal Referrals 12/18/75

Hearing: 12/23/75

Petition No. Z-3493  
Leon R. Searles  
31 Foster Street, Brighton  
Near Washington Street

2½-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from three-family dwelling to four-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
--	-----------------	-----------------

Section 8-7.	A dwelling converted for more families which meets at least one-half the requirement for open space is conditional in an R-.5 district.	
--------------	---	--

Section 17-1.	Open space is insufficient.	1,000 sf	604 sf
---------------	-----------------------------	----------	--------

Community is concerned about continuing occurrence of illegal conversions. This condition is existing and contrary to community development programs designed to reinforce family residential neighborhoods. Allston Civic Association is opposed. Recommend Denial.

VOTED: In reference to Petition No. Z-3493, brought by Leon R. Seales, 31 Foster Street, Brighton, for a conditional use and a variance for a change of occupancy from a three-family dwelling to a four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Community is concerned about continuing occurrence of illegal conversions. This condition is existing and contrary to community development programs designed to reinforce family residential neighborhoods. Allston Civic Association is opposed.



Z-3493  
R<sub>3</sub>S  
31 FOSTER ST.  
(BRI.)





## Board of Appeal Referrals 12/18/75

Hearing: 12/23/75

Petition No. Z-3494  
Boston Waterfront Development Corp.  
Edward Mank, Secretary-Treasurer  
50-58 Eastern Avenue, Boston  
Near Atlantic Avenue

4½-story structure - manufacturing (M-2) district.

Purpose: to erect 44' x 4' wall sign.

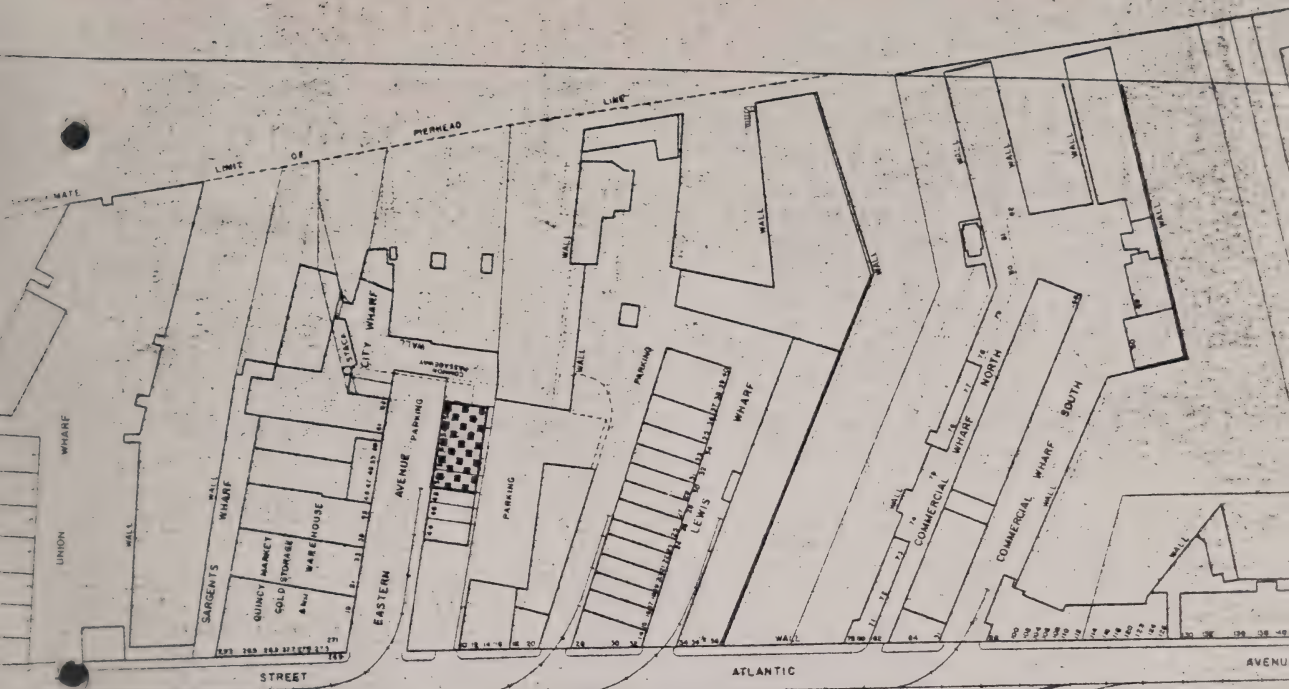
Violation:

Section 11-2. The top of a sign attached parallel to a building may be no higher than the top of the sills of the first level of windows above the first story.

It is proposed to install the sign "Pilot House," identifying a commercial structure, between the second and third stories. A ledge projecting along the wall between the first and second stories prohibits compliance with the code. However, sign does comply with size and dimensional requirements.  
Recommend Approval.

VOTED: In reference to Petition No. Z-3494, brought by Boston Waterfront Development Corp., 50-58 Eastern Avenue, in the Waterfront Urban Renewal Area, for a conditional use to erect a wall sign in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. A ledge projecting along the wall between the first and second stories prohibits compliance with the code. However, sign does comply with size and dimensional requirements.





Z-3494  
50-58 EASTERN AVE  
(B.P.)

## Board of Appeal Referrals 12/18/75

Hearing: 1/6/76

Petition No. Z-3495  
 One Seventy Six Milk Street  
 Associates  
 Leonard H. Dowse  
 176-178 Milk Street, Boston  
 Near India Street

Four-story structure - general business (B-10) district.

Purpose: to change occupancy from restaurant, offices, and furniture storage to one apartment, restaurant, offices.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	50 sf	0

There is no objection to the proposed occupancy. The Waterfront Park will tend to mitigate the open space violation. However, existing projecting sign must conform with requirements. Recommend Approval with proviso.

VOTED: In reference to Petition No. Z-3495, brought by One Seventy Six Milk Street Associates, 176-178 Milk Street, in the Waterfront Urban Renewal Area, for a variance for a change of occupancy from restaurants, offices, and furniture storage to one apartment, restaurant, and offices in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided the existing projecting sign conform with requirements. The adjacent Waterfront Park will tend to mitigate the open space violation.





Z-3495  
176-178 MILK ST.  
(B.P.)

Board of Appeal Referrals 12/18/75

Hearing: 12/23/75

Petition No. Z-3496  
John F. Kordis  
156 Walter Street, Roslindale  
Near Weld Street

2½-story frame structure - residential (R-.5) district.

Purpose: to erect one-story addition to a one-family dwelling.

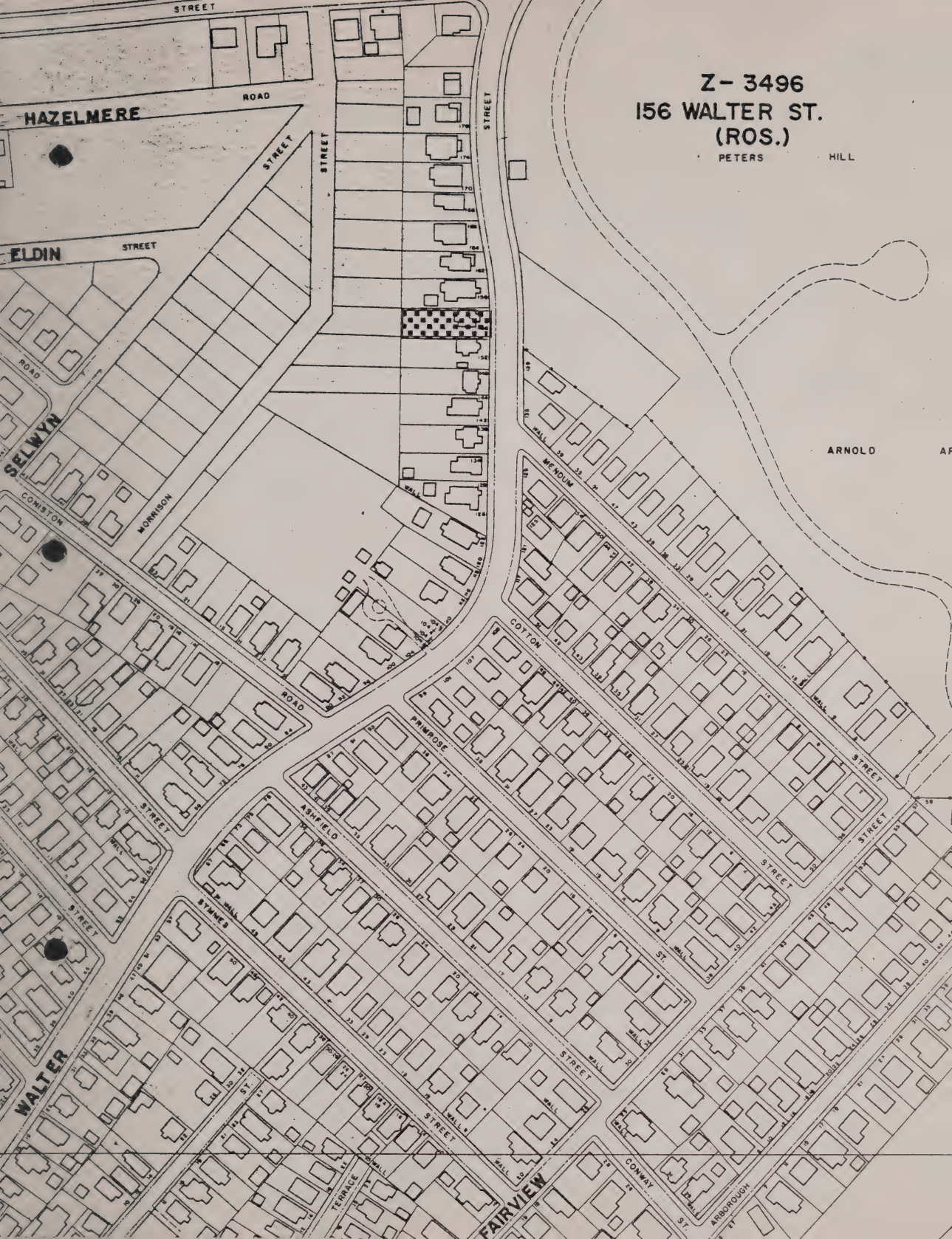
Violation:

	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.

Violation is existing and minimal. Abutters have no objection.  
Recommend Approval.

VOTED: In reference to Petition No. Z-3496, brought by John F. Kordis, 156 Walter Street, Roslindale, for a variance to erect a one-story addition to a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violation is existing and minimal. Abutters have no objection.





Z- 3496  
156 WALTER ST.  
(ROS.)

PETERS

HILL



## Board of Appeal Referrals 12/18/75

Hearing: 1/6/75

Petition No. Z-3498  
 Weston Associates, Inc.  
 10 Glencoe Street, Brighton  
 near North Beacon Street

29,700 square feet of land - residential (R-.5) district.

Purpose: to erect a 2½-story, 30-unit apartment structure.

## Violations:

		<u>Required</u>	<u>Proposed</u>
Section 8-7.	A multifamily dwelling is forbidden in an R-.5 district.		
Section 10-1.	Parking is not allowed within required front yard.		
Section 14-1.	Lot area is insufficient.	2 acres	29,700 sf
Section 14-3.	Lot width is insufficient.	200 ft.	100 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	100 ft.
Section 15-1.	Floor area ratio is excessive.	.5	.7
Section 16-1.	Height of building is excessive.	2 stories	2½ stories
Section 17-1.	Open space is insufficient.	1,000 sf	313 sf

Proposal would be compatible with adjacent three-story, 35- and 40-unit residential structures on Glencoe Street. Proposed off-street parking facilities would be adequate provided additional landscaping is put in and units are not rented to students. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3498, brought by Weston Associates, Inc., 10 Glencoe Street, Brighton, for a forbidden use and seven variances to erect a 2½-story, 30-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided units are rented to families and provided plans are submitted to the Authority for design review. Plans should include additional parking area landscaping.





Z-34 98  
10 GLENCOE ST.  
(BRI.)



## Board of Appeal Referrals 12/18/75

Hearing: 1/6/76

Petition No. Z-3499  
 Ernest M. & Catherine Parrelli  
 958 Saratoga Street, East Boston  
 Near Boardman Street

Three-story frame structure - residential (R-8) district.

Purpose: to change occupancy from three-family dwelling to four-family dwelling.

## Violations:

RequiredProposed

Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.8 district.

Section 14-2. Lot area is insufficient.

9,500 sf

7,048 sf

Occupancy has apparently existed for many years without significant effect on adjacent properties.

Recommend Approval.

VOTED: In reference to Petition No. Z-3499, brought by Ernest M. & Catherine Parrelli, 958 Saratoga Street, East Boston, for a forbidden use and a variance for a change of occupancy from a three-family dwelling to a four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy has apparently existed for many years without significant effect on adjacent properties.



Z-3498 & SAND  
958 SARATOGA ST.  
(E.B.)



Hearing: 1/6/76

Petition No. Z-3500  
Franchi Development Trust  
154-170 Commonwealth Avenue,  
Boston  
At Dartmouth Street

Seven-story structure (Hotel Vendome) - apartment (H-5-70) district.

Purpose: to change occupancy from 116 apartments, restaurants, lounge, stores, sidewalk cafe, supper club to 116 apartments, restaurants, lounge, stores, sidewalk cafe, supper club, professional and business offices.

Violations:

Section 8-7. Professional offices are conditional in an H-5-70 district.

Section 8-7. Business offices are forbidden in an H-5-70 district.

Essentially it is proposed to create the office uses at street and basement levels. Proposal would be compatible with and would not have a negative impact on the residential-commercial character of the area. Recommend Approval.

VOTED: In reference to Petition No. Z-3500, brought by Franchi Development Trust, 154-170 Commonwealth Avenue, Boston, for a conditional use and a forbidden use for a change of occupancy from 116 apartments, restaurants, lounge, stores, sidewalk cafe, supper club to 116 apartments, restaurants, lounge, stores, sidewalk cafe, supper club, professional and business offices in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. Proposal would be compatible with and would not have a negative impact on the residential-commercial character of the area.







## Board of Appeal Referrals 12/18/75

Hearing: 1/6/76

Petition No. Z-3501  
80 Boylston Street Trust  
74-84 Boylston Street, Boston  
At Tremont Street

Twelve-story structure (Little Building) - general business (B-10) district.

Purpose: to change occupancy from offices, stores, restaurant to  
offices, stores, restaurant, school.

Violation:

Section: 8-7. A school is conditional in a B-10  
district.

School would occupy 5,000 square feet of the eleventh floor, offering  
instruction in shorthand and typing. Proposal complies with requirements  
for conditional use. Recommend Approval.

VOTED: In reference to Petition No. Z-3501, brought  
by 80 Boylston Street Trust, 74-84 Boylston  
Street, Boston, for a conditional use for a  
change of occupancy from offices, stores,  
restaurant to offices, stores, restaurant,  
school in a general business (B-10) district,  
the Boston Redevelopment Authority recommends  
approval. Proposal complies with requirements  
for conditional use.



Z-3501 BOSTON  
74-84 BOYLSTON ST.  
(B.P.)

